HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT
## Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

### The overall vacancy rate*...

UNCHANGED

**5.5%**

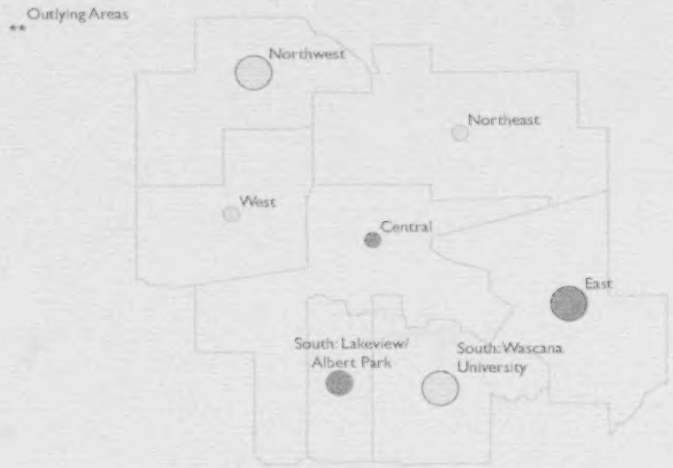
- Below CMA
- Similar to CMA
- Above CMA

### The average rent is*...

**$1,023**

UNCHANGED

- Below CMA
- Similar to CMA
- Above CMA




### PRIMARY RENTAL MARKET *(by bedroom type)*

| Bachelor | One bedroom | Two bedroom | Three or more bedrooms |
|---|---|---|---|
| 6.0% Vacancy Rate | 6.0% Vacancy Rate | 5.1% Vacancy Rate | 5.3% Vacancy Rate |
| $713 Avg. Rent | $926 Avg. Rent | $1,109 Avg. Rent | $1,327 Avg. Rent |

"The supply of rental units has increased faster than demand, which has kept the apartment vacancy rate elevated."

**Goodson Mwale**
*Senior Market Analyst (Saskatchewan)*

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

*Housing market intelligence you can count on*

CMHC SCHL

## Highlights

- Regina's overall apartment vacancy rate was statistically unchanged between the two fall surveys.
- The average rent for a two-bedroom apartment in new and existing structures was $1,109 per month in October 2016.
- The rental condominium market tightened significantly in 2016, with vacancies declining to one per cent.

## Regina's apartment vacancy rate remains high

According to the results of the Rental Market Survey conducted by CMHC in October 2016, the vacancy rate[1] in the primary rental market in the Regina Census Metropolitan Area (CMA) was 5.5 per cent, compared to 5.4 per cent in October 2015. While demand for purpose-built rental accommodation increased between the two surveys, rental supply increased at a faster rate, keeping upward pressure on the vacancy rate.

## Expansion in supply keeping rental vacancy rate elevated

Relatively weaker labour market conditions and lower migration have moderated overall housing demand in Regina over the past couple of years. While demand for rental units has continued to increase, the sharp contraction in employment among typical renters aged 15 to 24 this year has tempered rental demand. A total of 2,300 jobs within this age group were lost through September 2016. In addition, continued movement into homeownership by renters, in the current low interest rate environment, has caused some rental units to become vacant. Together, these factors have likely prevented rental demand from keeping up with supply.

The supply of purpose-built rental units has increased significantly over the past three years. More than 1,500 rental apartments have been initiated in the Regina CMA since 2014. Rental completions have also risen substantially over this period, contributing to the increase in Regina's rental apartment universe to 12,568 units in October 2016, up 389 units from October 2015. The Central and East zones reported the largest increase in their respective rental universes. While the vacancy rate in the Central zone rose as a result, vacancies in the East zone actually declined due to increasing rental demand for units in this area[2], particularly among two-bedroom suites. The East zone also represented the most pronounced change in the vacancy rate, declining to 6.6 per cent in October 2016 from 10.6 per cent in the previous survey.

Four out of seven zones within the Regina CMA reported declines in apartment vacancies. Meanwhile, the highest vacancy rate was reported in the Central zone, whose rental universe represented close to a third of the CMA's total rental universe.

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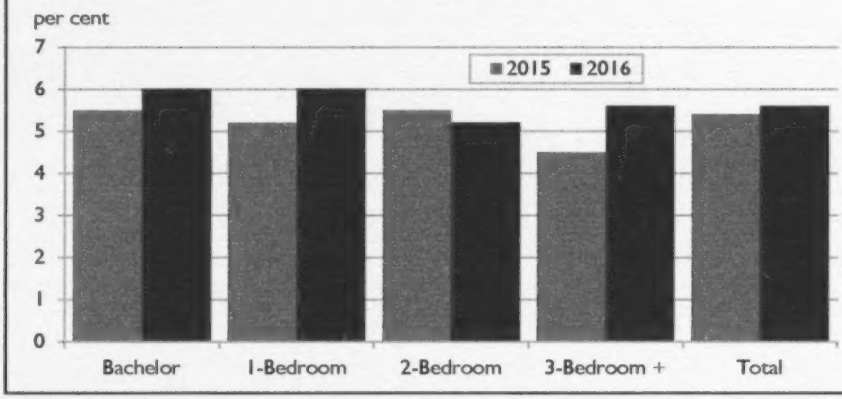
Figure 1

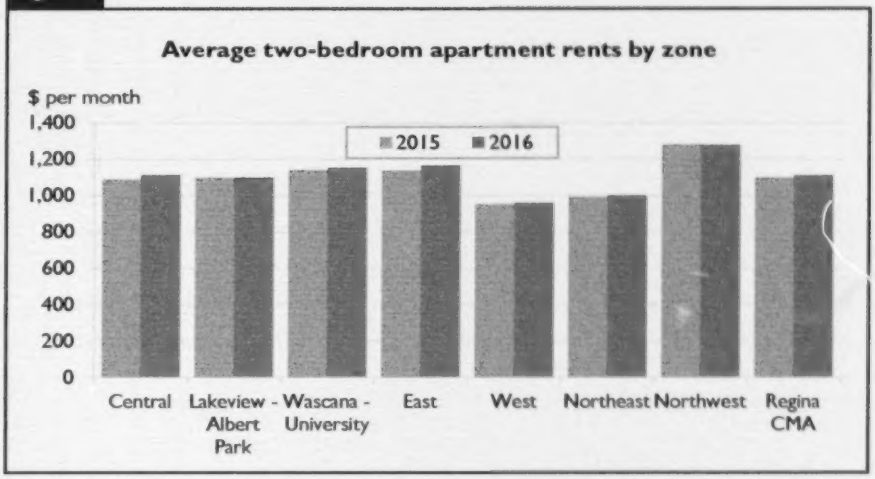
**Apartment vacancy rate edged higher in fall 2016**




Source: CMHC Rental Market Survey (October)

[1] Based on privately initiated rental apartment structures of three or more units.
[2] The total number of occupied or rented apartments within Regina's East zone increased by 20 per cent in the 2016 survey over the 2015 survey.

Figure 2




Source: CMHC October Rental Market Survey – Structures of 3+ units

Furthermore, the supply of units is being augmented by rental condominiums, which provide an alternative to renters willing to pay more for upgraded amenities and fixtures.

CMHC collected information on tenant turnover[3] for the first time this fall. The overall turnover rate in the Regina CMA was 35.1 per cent in October 2016. Newer structures built since 2005 had the highest tenant turnover rate of 44.8 per cent. They also had the highest average monthly rent, which likely contributed to their high turnover rate.

## Rents remain relatively stable in Regina

Same-sample rents[4] for two-bedroom apartments were statistically unchanged in October 2016 from October 2015.

In new and existing structures, the average monthly rent for a two-bedroom apartment[5] in the Regina CMA was $1,109 in October 2016, compared to $1,097 last fall. Within city limits, the average monthly rent for a two-bedroom apartment ranged from $957 (West zone) to $1,277 (Northwest zone).

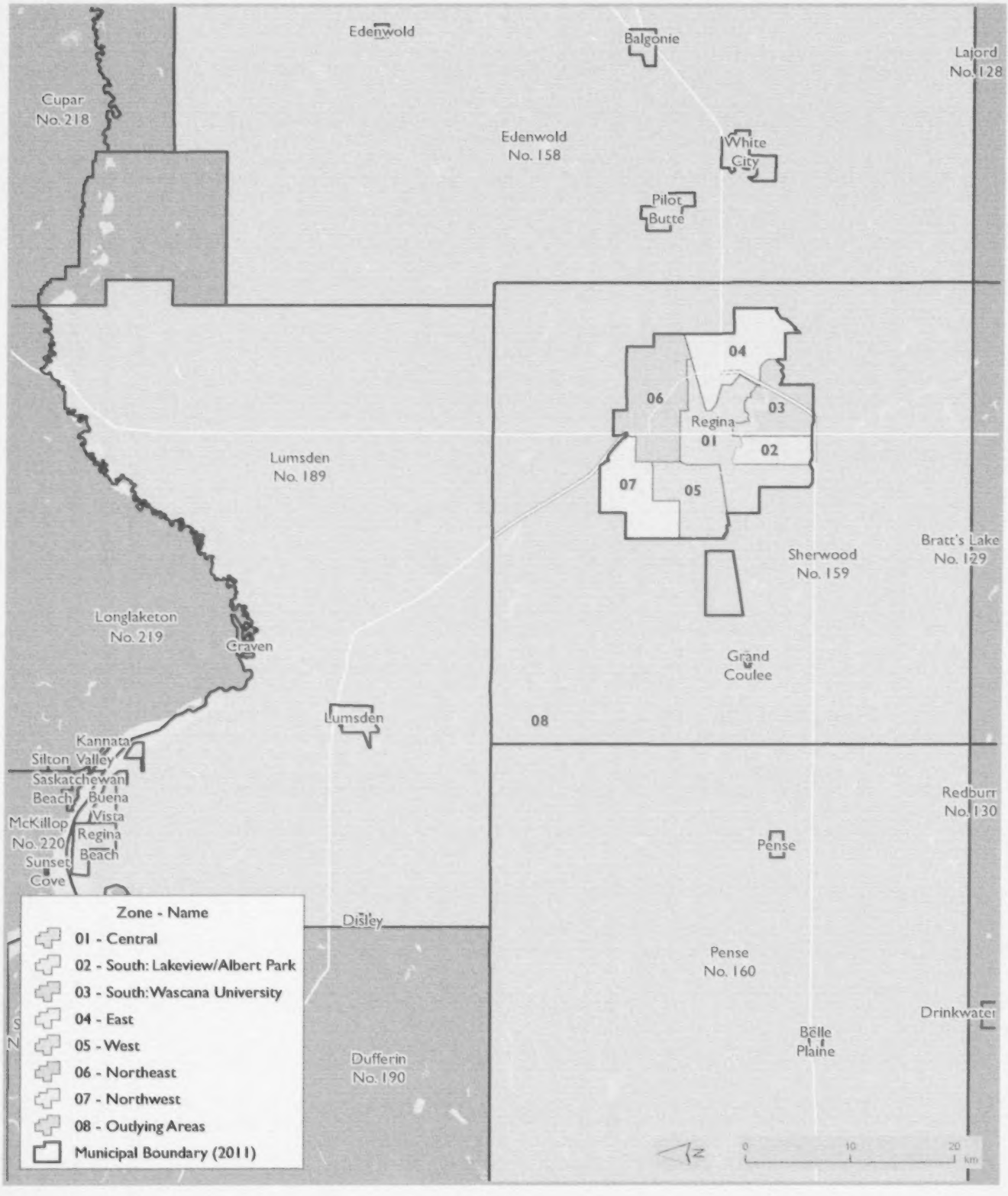
## Rental condominium vacancy rate declines

The vacancy rate in Regina's investor-owned and rented condominiums declined to one per cent in October 2016 from 4.6 per cent October 2015. Despite the increase in the condominium universe to 7,223 units in October 2016 from 6,908 in October 2015, the proportion of condominium units identified as investor-owned and rented rather than owner-occupied was statistically unchanged at 25.7 per cent this fall, compared to 27.2 per cent in the previous year. Notwithstanding, demand for rental condominiums in Regina has been supported by tenants looking for higher fixtures and amenities typically offered in the condominium market. This has contributed to the decline in the condominium vacancy rate this year.

[3] A units is counted as being turned over if it was occupied by a new tenant in the past 12 months. A unit can be counted as being turned over more than once in a 12 month period. This includes tenants who move into a different unit in the same building during this time period.

[4] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2015 and 2016 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[5] Rents may not include utilities such as heating and electricity.


Edenwold
Balgonie
Lajord No. 128
Cupar No. 218
Edenwold No. 158
White City
Pilot Butte
04
06
03
Regina
01
02
07
05
Lumsden No. 189
Sherwood No. 159
Bratt's Lake No. 129
Longlaketon No. 219
Craven
Grand Coulee
Lumsden
08
Kannata Valley
Silton
Saskatchewan Beach
Buena Vista
McKillop No. 220
Regina Beach
Sunset Cove
Redburn No. 130
Pense
Disley
Pense No. 160
Drinkwater
Belle Plaine
Dufferin No. 190
Zone - Name
01 - Central
02 - South: Lakeview/Albert Park
03 - South: Wascana University
04 - East
05 - West
06 - Northeast
07 - Northwest
08 - Outlying Areas
Municipal Boundary (2011)
0
10
20
km

| RMS ZONE DESCRIPTIONS - REGINA CMA | |
|---|---|
| Zone 1 | **Central** - North: Ross Ave E, McKinley Ave; East: Hwy 1, Park St; West: Courtney St; South: Hwy 1. |
| Zone 2 | **South: Lakeview/Albert Park** - North: Wascana Creek; East: Albert St; West: Lewvan Dr; South: Hwy 1. |
| Zone 3 | **South: Wascana-University** - North: College Ave, 19th Ave; East: Fleet St; West: Albert St; South: 5th Base Line. |
| Zone 4 | **East** -North: Cormorant Dr; East: Prince of Wales Dr; West: Winnipeg St, Park St, Hwy 1; South: Wascana Lake. |
| Zone 5 | **West** - North: 9th Ave N; East: Pasqua St, Lewvan Dr; West: Pinkie Rd; South: Surveyed Rd. |
| Zone 6 | **Northeast** - North: South of Inland Dr; East: Prince of Wales Dr; West: Pasqua St; South: Ross Ave E. |
| Zone 7 | **Northwest** - North: Armour Rd; East: Albert St N; West: Pinkie Rd; South: between Read Ave and Fulton Dr., 9th Ave. N. |
| **Zones 1-7** | **Regina City** |
| Zone 8 | **Outlying Areas** |
| **Zones 1-8** | **Regina CMA** |

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
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1.1.4 Availability Rates (%) by Zone and Bedroom Type
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1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
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1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

## Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

**Rental Condominium Apartment Data**

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## Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

| 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Bachelor** | | **1 Bedroom** | | **2 Bedroom** | | **3 Bedroom +** | | **Total** | |
| | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** |
| Zone 1 - Central | 5.2 | 6.5 | 6.1 | 6.1 | 4.7 | 7.9 | 3.9 | 8.9 | 5.5 | 6.9 |
| Zone 2 - South: Lakeview/Albert Park | 5.2 | 6.0 | 4.7 | 6.4 | 3.9 | 6.6 | 3.6 | 10.6 | 4.4 | 6.5 |
| Zone 3 - South: Wascana University | 9.1 | 4.9 | 3.1 | 2.9 | 2.8 | 1.4 | ** | ** | 3.0 | 2.0 |
| Zone 4 - East | 41.1 | 0.0 | 6.4 | 10.6 | 12.3 | 5.2 | ** | 6.9 | 10.6 | 6.6 |
| Zone 5 - West | 6.1 | 2.1 | 7.0 | 5.6 | 5.3 | 4.8 | 5.0 | ** | 6.0 | 4.9 |
| Zone 6 - Northeast | 3.5 | ** | 3.7 | 4.3 | 5.1 | 4.8 | ** | ** | 4.6 | 4.7 |
| Zone 7 - Northwest | ** | ** | 1.2 | 4.4 | 4.3 | 1.3 | 0.0 | 0.0 | 3.5 | 1.8 |
| Regina City (Zones 1-7) | 5.5 | 6.0 | 5.2 | 6.0 | 5.5 | 5.1 | 4.5 | 5.3 | 5.4 | 5.5 |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **5.5** | **6.0** | **5.2** | **6.0** | **5.5** | **5.1** | **4.5** | **5.3** | **5.4** | **5.5** |

| 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Zone** | **Bachelor** | | **1 Bedroom** | | **2 Bedroom** | | **3 Bedroom +** | | **Total** | |
| | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** | **Oct-15** | **Oct-16** |
| Zone 1 - Central | 685 | 696 | 864 | 877 | 1,088 | 1,112 | 1,306 | 1,410 | 929 | 960 |
| Zone 2 - South: Lakeview/Albert Park | 758 | 756 | 987 | 990 | 1,097 | 1,098 | 1,391 | 1,380 | 1,024 | 1,025 |
| Zone 3 - South: Wascana University | 736 | 762 | 971 | 990 | 1,140 | 1,152 | ** | ** | 1,065 | 1,081 |
| Zone 4 - East | 741 | 703 | 930 | 960 | 1,136 | 1,164 | 1,212 | 1,274 | 1,090 | 1,127 |
| Zone 5 - West | 676 | 676 | 889 | 888 | 952 | 957 | 1,127 | ** | 920 | 923 |
| Zone 6 - Northeast | 728 | 735 | 867 | 869 | 990 | 997 | ** | ** | 952 | 956 |
| Zone 7 - Northwest | ** | ** | 1,070 | 1,097 | 1,279 | 1,277 | 1,470 | 1,445 | 1,238 | 1,253 |
| Regina City (Zones 1-7) | 706 | 713 | 918 | 927 | 1,097 | 1,109 | 1,251 | 1,327 | 1,008 | 1,024 |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **706** | **713** | **918** | **926** | **1,097** | **1,109** | **1,251** | **1,327** | **1,007** | **1,023** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 391 | 392 | 2,087 | 2,148 | 1,305 | 1,422 | 24 | 90 | 3,807 | 4,052 |
| Zone 2 - South: Lakeview/Albert Park | 152 | 150 | 1,118 | 1,118 | 1,041 | 1,041 | 30 | 30 | 2,341 | 2,339 |
| Zone 3 - South: Wascana University | 22 | 22 | 357 | 360 | 538 | 532 | 8 | 8 | 925 | 922 |
| Zone 4 - East | 5 | 5 | 272 | 321 | 857 | 1,008 | 139 | 130 | 1,273 | 1,464 |
| Zone 5 - West | 49 | 48 | 398 | 400 | 619 | 617 | 20 | 20 | 1,086 | 1,085 |
| Zone 6 - Northeast | 30 | 30 | 430 | 404 | 1,062 | 1,024 | 18 | 18 | 1,540 | 1,476 |
| Zone 7 - Northwest | 2 | 2 | 243 | 226 | 896 | 896 | 42 | 82 | 1,183 | 1,206 |
| Regina City (Zones 1-7) | 651 | 649 | 4,905 | 4,977 | 6,318 | 6,540 | 281 | 378 | 12,155 | 12,544 |
| Zone 8 - Outlying Areas | 1 | 1 | 12 | 12 | 11 | 11 | 0 | 0 | 24 | 24 |
| **Regina CMA** | **652** | **650** | **4,917** | **4,989** | **6,329** | **6,551** | **281** | **378** | **12,179** | **12,568** |

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 5.4 | 7.6 | 6.3 | 6.9 | 5.2 | 9.8 | 3.9 | 10.1 | 5.8 | 8.1 |
| Zone 2 - South: Lakeview/Albert Park | 5.9 | 6.0 | 5.7 | 8.1 | 4.7 | 8.2 | 3.6 | 13.9 | 5.2 | 8.1 |
| Zone 3 - South: Wascana University | 9.1 | 4.9 | 3.9 | 5.2 | 3.5 | 1.9 | ** | ** | 3.8 | 3.3 |
| Zone 4 - East | 41.1 | 0.0 | 6.4 | 13.1 | 13.1 | 8.9 | ** | 10.8 | 11.2 | 10.0 |
| Zone 5 - West | 6.1 | 2.1 | 7.5 | 6.3 | 6.1 | 6.9 | 5.0 | ** | 6.6 | 6.3 |
| Zone 6 - Northeast | 3.5 | ** | 4.2 | 7.5 | 5.5 | 5.6 | ** | ** | 5.0 | 6.2 |
| Zone 7 - Northwest | ** | ** | 2.0 | 5.3 | 8.1 | 3.0 | 0.0 | 0.0 | 6.4 | 3.2 |
| Regina City (Zones 1-7) | 5.8 | 6.8 | 5.7 | 7.4 | 6.6 | 6.9 | 4.5 | 7.2 | 6.1 | 7.1 |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **5.8** | **6.8** | **5.7** | **7.3** | **6.6** | **6.9** | **4.5** | **7.2** | **6.1** | **7.1** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Regina CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 |
| Zone 1 - Central | ++ | ** | ++ | ++ | ++ | ++ | -2.2 | ++ | ++ | ++ |
| Zone 2 - South: Lakeview/Albert Park | 4.2 | ++ | 1.9 | 0.2 | 2.0 | 0.3 | 2.5 | ++ | 2.2 | ++ |
| Zone 3 - South: Wascana University | 2.9 | ++ | 3.0 | 0.7 | 3.3 | 0.8 | ** | ** | 3.4 | 0.7 |
| Zone 4 - East | ++ | -2.8 | -6.0 | 0.6 | -3.8 | -0.8 | ** | 1.5 | -4.3 | -0.6 |
| Zone 5 - West | ++ | ++ | 3.5 | -0.3 | -1.8 | 0.5 | ++ | ** | ++ | ++ |
| Zone 6 - Northeast | 2.7 | ++ | 2.1 | -1.3 | 1.2 | ++ | ** | ** | 1.4 | -0.4 |
| Zone 7 - Northwest | ** | ** | 4.1 | 0.9 | ++ | -0.6 | ++ | 0.5 | ++ | -0.5 |
| Regina City (Zones 1-7) | 2.1 | 1.2 | 1.1 | ++ | ++ | ++ | -1.3 | 1.2 | 0.5 | ++ |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **2.1** | **1.3** | **1.1** | **++** | **++** | **++** | **-1.3** | **1.2** | **0.5** | **++** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

## 1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | n/a | 25.6 | n/a | 34.3 | n/a | 30.9 | n/a | ** | n/a | 32.0 |
| Zone 2 - South: Lakeview/Albert Park | n/a | 32.5 | n/a | 35.7 | n/a | 33.7 | n/a | ** | n/a | 34.6 |
| Zone 3 - South: Wascana University | n/a | ** | n/a | 35.8 | n/a | 36.4 | n/a | ** | n/a | 35.3 |
| Zone 4 - East | n/a | ** | n/a | ** | n/a | ** | n/a | ** | n/a | ** |
| Zone 5 - West | n/a | ** | n/a | 43.3 | n/a | 32.4 | n/a | ** | n/a | 35.9 |
| Zone 6 - Northeast | n/a | ** | n/a | 27.6 | n/a | ** | n/a | ** | n/a | ** |
| Zone 7 - Northwest | n/a | ** | n/a | 37.8 | n/a | 42.6 | n/a | 45.4 | n/a | 41.6 |
| Regina City (Zones 1-7) | n/a | 26.5 | n/a | 35.0 | n/a | 36.0 | n/a | ** | n/a | 35.1 |
| Zone 8 - Outlying Areas | n/a | ** | n/a | ** | n/a | ** | n/a | - | n/a | ** |
| **Regina CMA** | **n/a** | **26.4** | **n/a** | **35.1** | **n/a** | **36.0** | **n/a** | ****** | **n/a** | **35.1** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| Pre 1940 | 5.7 | 5.5 | 7.8 | 5.0 | 9.3 | 9.0 | 0.0 | 18.0 | 7.4 | 5.9 |
| 1940 - 1959 | 5.3 | 13.4 | 9.4 | 6.7 | 8.2 | 7.2 | 18.2 | 0.0 | 8.6 | 7.4 |
| 1960 - 1974 | 6.2 | 5.4 | 4.7 | 5.9 | 4.7 | 5.8 | 1.5 | 4.9 | 4.8 | 5.8 |
| 1975 - 1989 | 0.0 | 0.0 | 4.4 | 5.1 | 4.3 | 4.1 | ** | 7.3 | 4.4 | 4.6 |
| 1990 - 2004 | - | - | 15.3 | 5.5 | ** | ** | ** | ** | 7.4 | 1.9 |
| 2005+ | - | - | 1.2 | 9.5 | 7.6 | 4.6 | 0.0 | 3.6 | 6.1 | 5.4 |
| Total | 5.5 | 6.0 | 5.2 | 6.0 | 5.5 | 5.1 | 4.5 | 5.3 | 5.4 | 5.5 |

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| Pre 1940 | 636 | 666 | 792 | 793 | 957 | 955 | 1,161 | 1,112 | 787 | 794 |
| 1940 - 1959 | 719 | 721 | 846 | 844 | 957 | 963 | 1,257 | ** | 891 | 892 |
| 1960 - 1974 | 739 | 738 | 894 | 895 | 1,039 | 1,035 | 1,154 | 1,134 | 954 | 952 |
| 1975 - 1989 | 701 | 694 | 971 | 988 | 1,055 | 1,082 | 1,198 | 1,259 | 1,022 | 1,048 |
| 1990 - 2004 | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| 2005+ | - | - | 1,116 | 1,123 | 1,302 | 1,288 | 1,477 | 1,446 | 1,272 | 1,268 |
| Total | 706 | 713 | 918 | 926 | 1,097 | 1,109 | 1,251 | 1,327 | 1,007 | 1,023 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Regina CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| Pre 1940 | n/a | ** | n/a | ** | n/a | ** | n/a | 34.2 | n/a | 26.7 |
| 1940 - 1959 | n/a | ** | n/a | 39.9 | n/a | ** | n/a | ** | n/a | 39.8 |
| 1960 - 1974 | n/a | 27.7 | n/a | 31.4 | n/a | 35.0 | n/a | ** | n/a | 32.8 |
| 1975 - 1989 | n/a | ** | n/a | 38.5 | n/a | 32.8 | n/a | ** | n/a | 35.5 |
| 1990 - 2004 | n/a | - | n/a | ** | n/a | ** | n/a | ** | n/a | ** |
| 2005+ | n/a | - | n/a | 42.1 | n/a | 45.4 | n/a | 47.8 | n/a | 44.8 |
| Total | n/a | 26.4 | n/a | 35.1 | n/a | 36.0 | n/a | ** | n/a | 35.1 |

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| 3 to 5 Units | 0.0 | ** | 6.0 | 7.0 | 8.6 | 8.0 | 7.8 | 11.8 | 7.6 | 7.8 |
| 6 to 19 Units | 6.6 | 6.3 | 5.6 | 6.5 | 6.0 | 5.8 | 10.3 | 6.5 | 5.9 | 6.1 |
| 20 to 49 Units | 6.1 | 4.7 | 6.2 | 5.9 | 4.5 | 4.5 | 0.0 | 2.0 | 5.2 | 5.0 |
| 50 to 99 Units | 0.0 | 14.1 | 3.3 | 4.7 | 6.7 | 4.0 | ** | 5.8 | 5.1 | 4.6 |
| 100+ Units | - | - | 2.8 | 5.8 | 0.6 | 4.5 | ** | ** | 1.8 | 5.2 |
| Total | 5.5 | 6.0 | 5.2 | 6.0 | 5.5 | 5.1 | 4.5 | 5.3 | 5.4 | 5.5 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| 3 to 5 Units | 662 | 672 | 803 | 792 | 961 | 955 | 1,242 | 1,213 | 931 | 921 |
| 6 to 19 Units | 735 | 725 | 888 | 882 | 1,021 | 1,020 | 1,141 | 1,244 | 959 | 959 |
| 20 to 49 Units | 695 | 710 | 901 | 926 | 1,126 | 1,141 | 1,254 | 1,278 | 997 | 1,019 |
| 50 to 99 Units | 702 | 703 | 984 | 994 | 1,214 | 1,232 | 1,493 | 1,454 | 1,118 | 1,149 |
| 100+ Units | - | - | 1,041 | 1,056 | 1,204 | 1,235 | ** | ** | 1,117 | 1,139 |
| Total | 706 | 713 | 918 | 926 | 1,097 | 1,109 | 1,251 | 1,327 | 1,007 | 1,023 |

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 10.6 | 7.9 | 6.4 | 7.9 | 6.7 | 6.1 | 3.3 | 6.6 | 2.2 | 7.1 |
| Zone 2 - South: Lakeview/Albert Park | 2.9 | 11.5 | 5.1 | 7.9 | 5.3 | 6.2 | ** | ** | ** | ** |
| Zone 3 - South: Wascana University | ** | ** | 1.2 | 1.7 | 5.3 | 2.4 | - | - | - | - |
| Zone 4 - East | 6.3 | ** | 13.5 | 7.7 | 8.3 | 7.5 | 7.7 | 4.0 | - | - |
| Zone 5 - West | 10.1 | 4.1 | 6.7 | 5.5 | 1.4 | 2.9 | - | - | - | - |
| Zone 6 - Northeast | - | - | 3.9 | 4.6 | 5.4 | 4.1 | 5.6 | 5.6 | - | - |
| Zone 7 - Northwest | - | - | 2.4 | 3.1 | 0.4 | 1.1 | 6.8 | 1.8 | - | - |
| Regina City (Zones 1-7) | 7.6 | 7.8 | 5.9 | 6.1 | 5.3 | 5.0 | 5.1 | 4.6 | 1.8 | 5.2 |
| Zone 8 - Outlying Areas | - | - | - | - | ** | ** | - | - | - | - |
| **Regina CMA** | 7.6 | 7.8 | 5.9 | 6.1 | 5.2 | 5.0 | 5.1 | 4.6 | 1.8 | 5.2 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Regina CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| 3 to 5 Units | n/a | ** | n/a | ** | n/a | ** | n/a | ** | n/a | ** |
| 6 to 19 Units | n/a | 27.5 | n/a | 39.7 | n/a | 36.5 | n/a | ** | n/a | 37.5 |
| 20 to 49 Units | n/a | 28.5 | n/a | 31.9 | n/a | 35.7 | n/a | ** | n/a | 33.4 |
| 50 to 99 Units | n/a | 3.1 | n/a | 30.7 | n/a | ** | n/a | 44.7 | n/a | 32.7 |
| 100+ Units | n/a | - | n/a | ** | n/a | ** | n/a | ** | n/a | ** |
| Total | n/a | 26.4 | n/a | 35.1 | n/a | 36.0 | n/a | ** | n/a | 35.1 |

## 1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Regina CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| LT $400 | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| $400 - $499 | ** | ** | ** | ** | ** | ** | ** | ** | ** | ** |
| $500 - $599 | 1.3 | ** | ** | ** | ** | ** | ** | ** | 1.0 | ** |
| $600 - $699 | 5.7 | 3.5 | 3.0 | 6.5 | ** | ** | ** | ** | 4.3 | 4.9 |
| $700 - $799 | 5.7 | 3.6 | 4.7 | 4.1 | 2.9 | 5.6 | ** | ** | 4.8 | 4.1 |
| $800+ | 3.1 | 11.3 | 5.0 | 6.4 | 5.7 | 5.3 | 5.0 | 5.9 | 5.4 | 5.8 |
| Total | 5.5 | 6.0 | 5.2 | 6.0 | 5.5 | 5.1 | 4.5 | 5.3 | 5.4 | 5.5 |

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | ** | ** | ** | ** | ** | ** | 4.5 | 6.3 | 3.2 | 4.0 |
| Zone 2 - South: Lakeview/Albert Park | - | - | - | - | - | - | - | - | - | - |
| Zone 3 - South: Wascana University | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - East | - | - | - | - | ** | ** | 6.2 | 4.8 | 5.5 | 5.2 |
| Zone 5 - West | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 6 - Northeast | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 7 - Northwest | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Regina City (Zones 1-7) | ** | ** | ** | ** | 0.9 | 3.4 | 4.8 | 4.1 | 3.7 | 4.0 |
| Zone 8 - Outlying Areas | - | - | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | ** | ** | 7.1 | 7.7 | 0.8 | 3.3 | 4.8 | 4.1 | 3.7 | 3.9 |

## 2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | ** | ** | ** | ** | ** | ** | 1,426 | ** | 1,327 | ** |
| Zone 2 - South: Lakeview/Albert Park | - | - | - | - | - | - | - | - | - | - |
| Zone 3 - South: Wascana University | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - East | - | - | - | - | ** | ** | 1,313 | 1,295 | 1,299 | 1,281 |
| Zone 5 - West | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 6 - Northeast | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 7 - Northwest | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Regina City (Zones 1-7) | ** | ** | ** | ** | 1,244 | 1,242 | 1,375 | 1,368 | 1,331 | 1,326 |
| Zone 8 - Outlying Areas | - | - | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | ** | ** | 908 | ** | 1,236 | 1,234 | 1,375 | 1,368 | 1,327 | 1,321 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 1 | 1 | 10 | 9 | 160 | 160 | 176 | 176 | 347 | 346 |
| Zone 2 - South: Lakeview/Albert Park | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Zone 3 - South: Wascana University | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 34 | 33 | 34 |
| Zone 4 - East | 0 | 0 | 0 | 0 | 34 | 34 | 274 | 272 | 308 | 306 |
| Zone 5 - West | 0 | 0 | 0 | 0 | 36 | 35 | 40 | 39 | 76 | 74 |
| Zone 6 - Northeast | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 12 | 12 | 12 |
| Zone 7 - Northwest | 0 | 0 | 2 | 2 | 4 | 4 | 52 | 51 | 58 | 57 |
| Regina City (Zones 1-7) | 1 | 1 | 12 | 11 | 234 | 233 | 587 | 584 | 834 | 829 |
| Zone 8 - Outlying Areas | 0 | 0 | 2 | 2 | 6 | 6 | 0 | 0 | 8 | 8 |
| **Regina CMA** | **1** | **1** | **14** | **13** | **240** | **239** | **587** | **584** | **842** | **837** |

## 2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | ** | ** | ** | ** | ** | ** | 8.0 | 8.5 | 6.1 | 6.6 |
| Zone 2 - South: Lakeview/Albert Park | - | - | - | - | - | - | - | - | - | - |
| Zone 3 - South: Wascana University | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - East | - | - | - | - | ** | ** | 6.9 | 7.0 | 6.2 | 7.5 |
| Zone 5 - West | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 6 - Northeast | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 7 - Northwest | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Regina City (Zones 1-7) | ** | ** | ** | ** | 4.3 | 6.0 | 6.6 | 6.8 | 6.0 | 6.8 |
| Zone 8 - Outlying Areas | - | - | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | ** | ** | 7.1 | 15.4 | 4.2 | 5.9 | 6.6 | 6.8 | 5.9 | 6.7 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
## Regina CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 |
| Zone 1 - Central | ** | ** | ** | ** | ** | ** | 2.7 | ** | 3.3 | ** |
| Zone 2 - South: Lakeview/Albert Park | - | - | - | - | - | - | - | - | - | - |
| Zone 3 - South: Wascana University | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 4 - East | - | - | - | - | ** | ** | ++ | -1.4 | ++ | -1.5 |
| Zone 5 - West | - | - | - | - | ** | ** | ** | ** | ** | ** |
| Zone 6 - Northeast | - | - | - | - | - | - | ** | ** | ** | ** |
| Zone 7 - Northwest | - | - | ** | ** | ** | ** | ** | ** | ** | ** |
| Regina City (Zones 1-7) | ** | ** | ** | ** | 3.4 | -0.2 | 2.1 | -0.6 | 2.4 | -0.6 |
| Zone 8 - Outlying Areas | - | - | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | ** | ** | 0.8 | ** | 3.5 | -0.2 | 2.1 | -0.6 | 2.5 | -0.6 |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

## 2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
## Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | n/a | ** | n/a | ** | n/a | ** | n/a | ** | n/a | ** |
| Zone 2 - South: Lakeview/Albert Park | n/a | - | n/a | - | n/a | - | n/a | - | n/a | - |
| Zone 3 - South: Wascana University | n/a | - | n/a | - | n/a | - | n/a | ** | n/a | ** |
| Zone 4 - East | n/a | - | n/a | - | n/a | ** | n/a | 36.9 | n/a | ** |
| Zone 5 - West | n/a | - | n/a | - | n/a | ** | n/a | ** | n/a | ** |
| Zone 6 - Northeast | n/a | - | n/a | - | n/a | - | n/a | ** | n/a | ** |
| Zone 7 - Northwest | n/a | - | n/a | ** | n/a | ** | n/a | ** | n/a | ** |
| Regina City (Zones 1-7) | n/a | ** | n/a | ** | n/a | 48.8 | n/a | 40.4 | n/a | 42.5 |
| Zone 8 - Outlying Areas | n/a | - | n/a | ** | n/a | ** | n/a | - | n/a | ** |
| **Regina CMA** | n/a | ** | n/a | ** | n/a | 48.0 | n/a | 40.4 | n/a | 42.2 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

| 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 5.1 | 6.5 | 6.2 | 6.1 | 4.3 | 7.2 | 4.5 | 7.2 | 5.3 | 6.6 |
| Zone 2 - South: Lakeview/Albert Park | 5.2 | 6.0 | 4.7 | 6.4 | 3.9 | 6.6 | 3.6 | 10.6 | 4.4 | 6.5 |
| Zone 3 - South: Wascana University | 9.1 | 4.9 | 3.1 | 2.9 | 2.8 | 1.4 | ** | ** | 2.9 | 2.0 |
| Zone 4 - East | 41.1 | 0.0 | 6.4 | 10.6 | 11.8 | 5.4 | ** | 5.5 | 9.6 | 6.3 |
| Zone 5 - West | 6.1 | 2.1 | 7.0 | 5.6 | 5.0 | 5.0 | 5.0 | ** | 5.8 | 4.8 |
| Zone 6 - Northeast | 3.5 | ** | 3.7 | 4.3 | 5.1 | 4.8 | 0.0 | 0.0 | 4.6 | 4.6 |
| Zone 7 - Northwest | ** | ** | 1.2 | 4.4 | 4.3 | 1.3 | 1.1 | 0.0 | 3.4 | 1.7 |
| Regina City (Zones 1-7) | 5.5 | 6.0 | 5.2 | 6.0 | 5.3 | 5.0 | 4.7 | 4.6 | 5.3 | 5.4 |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **5.5** | **6.0** | **5.2** | **6.0** | **5.3** | **5.0** | **4.7** | **4.6** | **5.3** | **5.4** |

| 3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 685 | 697 | 865 | 877 | 1,106 | 1,126 | 1,410 | 1,428 | 963 | 989 |
| Zone 2 - South: Lakeview/Albert Park | 758 | 756 | 987 | 990 | 1,097 | 1,098 | 1,391 | 1,380 | 1,024 | 1,025 |
| Zone 3 - South: Wascana University | 736 | 762 | 971 | 990 | 1,140 | 1,152 | ** | ** | 1,081 | 1,098 |
| Zone 4 - East | 741 | 703 | 930 | 960 | 1,138 | 1,164 | 1,285 | 1,288 | 1,131 | 1,154 |
| Zone 5 - West | 676 | 676 | 889 | 888 | 970 | 975 | 1,320 | 1,317 | 947 | 949 |
| Zone 6 - Northeast | 728 | 735 | 867 | 869 | 990 | 997 | ** | 1,026 | 955 | 958 |
| Zone 7 - Northwest | ** | ** | 1,070 | 1,098 | 1,279 | 1,277 | 1,451 | 1,442 | 1,246 | 1,260 |
| Regina City (Zones 1-7) | 706 | 713 | 919 | 927 | 1,102 | 1,114 | 1,339 | 1,351 | 1,029 | 1,043 |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **706** | **713** | **918** | **926** | **1,102** | **1,114** | **1,339** | **1,351** | **1,028** | **1,042** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

### 3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 392 | 393 | 2,097 | 2,157 | 1,465 | 1,582 | 200 | 266 | 4,154 | 4,398 |
| Zone 2 - South: Lakeview/Albert Park | 152 | 150 | 1,118 | 1,118 | 1,041 | 1,041 | 30 | 30 | 2,341 | 2,339 |
| Zone 3 - South: Wascana University | 22 | 22 | 357 | 360 | 538 | 532 | 41 | 42 | 958 | 956 |
| Zone 4 - East | 5 | 5 | 272 | 321 | 891 | 1,042 | 413 | 402 | 1,581 | 1,770 |
| Zone 5 - West | 49 | 48 | 398 | 400 | 655 | 652 | 60 | 59 | 1,162 | 1,159 |
| Zone 6 - Northeast | 30 | 30 | 430 | 404 | 1,062 | 1,024 | 30 | 30 | 1,552 | 1,488 |
| Zone 7 - Northwest | 2 | 2 | 245 | 228 | 900 | 900 | 94 | 133 | 1,241 | 1,263 |
| Regina City (Zones 1-7) | 652 | 650 | 4,917 | 4,988 | 6,552 | 6,773 | 868 | 962 | 12,989 | 13,373 |
| Zone 8 - Outlying Areas | 1 | 1 | 14 | 14 | 17 | 17 | 0 | 0 | 32 | 32 |
| **Regina CMA** | **653** | **651** | **4,931** | **5,002** | **6,569** | **6,790** | **868** | **962** | **13,021** | **13,405** |

### 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | 5.4 | 7.6 | 6.3 | 6.9 | 5.0 | 9.3 | 7.4 | 9.1 | 5.8 | 8.0 |
| Zone 2 - South: Lakeview/Albert Park | 5.9 | 6.0 | 5.7 | 8.1 | 4.7 | 8.2 | 3.6 | 13.9 | 5.2 | 8.1 |
| Zone 3 - South: Wascana University | 9.1 | 4.9 | 3.9 | 5.2 | 3.5 | 1.9 | ** | ** | 3.8 | 3.2 |
| Zone 4 - East | 41.1 | 0.0 | 6.4 | 13.1 | 12.6 | 9.0 | 7.2 | 8.2 | 10.2 | 9.6 |
| Zone 5 - West | 6.1 | 2.1 | 7.5 | 6.3 | 6.4 | 7.0 | 5.0 | 3.4 | 6.7 | 6.4 |
| Zone 6 - Northeast | 3.5 | ** | 4.2 | 7.5 | 5.5 | 5.6 | 0.0 | 0.0 | 5.0 | 6.1 |
| Zone 7 - Northwest | ** | ** | 2.0 | 5.7 | 8.0 | 3.0 | 3.2 | 2.3 | 6.4 | 3.4 |
| Regina City (Zones 1-7) | 5.8 | 6.8 | 5.7 | 7.4 | 6.5 | 6.9 | 6.0 | 7.0 | 6.1 | 7.1 |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **5.8** | **6.8** | **5.7** | **7.4** | **6.5** | **6.9** | **6.0** | **7.0** | **6.1** | **7.1** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

### 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
### Regina CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 | Oct-14 to Oct-15 | Oct-15 to Oct-16 |
| Zone 1 - Central | ++ | ** | ++ | ++ | ++ | ++ | 0.3 | ++ | ++ | ++ |
| Zone 2 - South: Lakeview/Albert Park | 4.2 | ++ | 1.9 | 0.2 | 2.0 | 0.3 | 2.5 | ++ | 2.2 | ++ |
| Zone 3 - South: Wascana University | 2.9 | ++ | 3.0 | 0.7 | 3.3 | 0.8 | ** | ** | 3.4 | 0.7 |
| Zone 4 - East | ++ | -2.8 | -6.0 | 0.6 | -3.6 | -0.9 | -2.9 | ++ | -3.1 | -0.8 |
| Zone 5 - West | ++ | ++ | 3.5 | -0.3 | -1.4 | 0.4 | ** | ++ | ++ | ++ |
| Zone 6 - Northeast | 2.7 | ++ | 2.1 | -1.3 | 1.2 | ++ | ** | ** | 1.4 | -0.4 |
| Zone 7 - Northwest | ** | ** | 4.2 | 0.9 | ++ | -0.6 | 0.7 | 0.4 | ++ | -0.5 |
| Regina City (Zones 1-7) | 2.2 | 1.3 | 1.1 | ++ | 0.3 | ++ | ++ | 0.5 | 0.6 | -0.2 |
| Zone 8 - Outlying Areas | ** | ** | ** | ** | ** | ** | - | - | ** | ** |
| **Regina CMA** | **2.2** | **1.3** | **1.1** | **++** | **0.4** | **++** | **++** | **0.5** | **0.6** | **-0.2** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

### 3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type
### Regina CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Zone 1 - Central | n/a | 25.6 | n/a | 34.3 | n/a | 32.8 | n/a | ** | n/a | 33.3 |
| Zone 2 - South: Lakeview/Albert Park | n/a | 32.5 | n/a | 35.7 | n/a | 33.7 | n/a | ** | n/a | 34.6 |
| Zone 3 - South: Wascana University | n/a | ** | n/a | 35.8 | n/a | 36.4 | n/a | ** | n/a | 35.5 |
| Zone 4 - East | n/a | ** | n/a | ** | n/a | ** | n/a | ** | n/a | ** |
| Zone 5 - West | n/a | ** | n/a | 43.3 | n/a | 33.1 | n/a | ** | n/a | 36.5 |
| Zone 6 - Northeast | n/a | ** | n/a | 27.6 | n/a | ** | n/a | ** | n/a | ** |
| Zone 7 - Northwest | n/a | ** | n/a | 37.8 | n/a | 42.8 | n/a | 40.4 | n/a | 41.3 |
| Regina City (Zones 1-7) | n/a | 26.4 | n/a | 35.0 | n/a | 36.5 | n/a | 39.8 | n/a | 35.6 |
| Zone 8 - Outlying Areas | n/a | ** | n/a | ** | n/a | ** | n/a | - | n/a | ** |
| **Regina CMA** | **n/a** | **26.4** | **n/a** | **35.0** | **n/a** | **36.5** | **n/a** | **39.8** | **n/a** | **35.6** |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Regina CMA - October 2016

| Condo Sub Area | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| Regina CMA | 4.6 | 1.0 | 5.4 | 5.5 |

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

## 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Regina CMA - October 2016

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | |
|---|---|---|---|---|---|---|---|---|
| | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] | Rental Condo Apts. | Apts. in the RMS[1] |
| Regina CMA | ** | 713 | 1,066 | 926 | 1,354 | 1,109 | ** | 1,327 |

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

**4.1.3 Rental Condominium Apartments - Average Rents ($)**
**by Bedroom Type**
**Regina CMA - October 2016**

| Condo Sub Area | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | ** | ** | 1,081 | 1,066 | 1,536 | 1,354 | ** | ** | 1,481 | 1,340 |

**4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]**
**Total Vacancy Rates (%)**
**By Building Size**
**Regina CMA - October 2016**

| Size | Rental Condominium Apartments | | Apartments in the RMS[1] | |
|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | |
| 3 to 24 Units | 5.3 | 0.0 | 5.8 | 5.6 |
| 25 to 49 Units | 5.0 | ** | 5.3 | 5.9 |
| 50+ Units | 4.3 | 0.1 | 4.3 | 4.7 |
| Total | 4.6 | 1.0 | 5.4 | 5.5 |

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
### Condominium Apartments
### Regina CMA - October 2016

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | 6,908 | 7,223 | 1,876 b | 1,854 b | 27.2 b | 25.7 b | 4.6 b | 1.0 d |

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

## 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
### Condominium Apartments By Project Size
### Regina CMA - October 2016

| Condo Sub Area | Condominium Universe | | Rental Units [1] | | Percentage of Units in Rental | | Vacancy Rate | |
|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | |
| 3 to 24 Units | 1,231 | 1,219 | 321 a | 316 a | 26.1 a | 25.9 a | 5.3 c | 0.0 c |
| 25 to 49 Units | 1,641 | 1,659 | 276 a | 291 a | 16.8 a | 17.6 a | 5.0 c | ** |
| 50+ Units | 4,036 | 4,345 | 1,278 a | 1,254 a | 31.7 a | 28.9 a | 4.3 b | 0.1 b |
| Total | 6,908 | 7,223 | 1,876 a | 1,854 a | 27.2 a | 25.7 a | 4.6 b | 1.0 d |

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## 5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Regina CMA - October 2016

| | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 | Oct-15 | Oct-16 |
| **Regina CMA** | | | | | | | | | | |
| Single Detached | ** | ** | ** | ** | ** | 840 b | 1,318 b | 1,357 a | 1,257 a | 1,195 b |
| Semi detached, Row and Duplex | ** | ** | 863 d | ** | 1,212 d | 1,078 d | 1,322 a | 1,212 b | 1,275 a | 1,142 b |
| Other-Primarily Accessory Suites | ** | ** | 754 d | ** | 1,051 b | 749 d | ** | ** | 856 a | 784 d |
| Total | ** | ** | 769 d | ** | 1,139 b | 905 b | 1,319 b | 1,313 b | 1,209 a | 1,138 b |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

## 5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Regina CMA - October 2016

| | Estimated Number of Households in Other Secondary Rented Units[1] | |
|---|---|---|
| | Oct-15 | Oct-16 |
| **Regina CMA** | | |
| Single Detached | 6,411 d | 6,725 d |
| Semi detached, Row and Duplex | ** | 3,399 d |
| Other-Primarily Accessory Suites | ** | ** |
| Total | 10,906 | 11,193 |

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

# METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

# METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

# RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

## Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

| | Sampling Fraction (%) range | | | | |
|---|---|---|---|---|---|
| **Structures in Universe** | **(0,20]*** | **(20,40]** | **(40,60]** | **(60,80]** | **(80,100)** |
| **3 – 10** | Poor | Poor | Poor | Poor | Poor |
| **11 – 20** | Poor | Fair | Fair | Fair | Good |
| **21 – 40** | Poor | Fair | Fair | Good | Very Good |
| **41 – 80** | Poor | Fair | Good | Good | Very Good |
| **81+** | Poor | Good | Good | Very Good | Very Good |

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

| | Coefficient of Variation (CV) % | | | | | | |
|---|---|---|---|---|---|---|---|
| **Vacancy Rate** | **0** | **(0,5]** | **(5,10]** | **(10,16.5]** | **(16.5,33.3]** | **(33.3,50]** | **50+** |
| **(0,0.75]** | Excellent | Excellent | Excellent | Excellent | Excellent | V. Good | V. Good |
| **(0.75,1.5]** | Excellent | Excellent | Excellent | Excellent | Excellent | Fair | Poor |
| **(1.5,3]** | Excellent | Excellent | Excellent | V. Good | Good | Poor | Poor |
| **(3,6]** | Excellent | Excellent | V. Good | Good | Fair | Poor | Poor |
| **(6,10]** | Excellent | Excellent | V. Good | Good | Poor | Poor | Poor |
| **(10,15]** | Excellent | Excellent | Good | Fair | Poor | Poor | Poor |
| **(15,30]** | Excellent | Excellent | Fair | Poor | Poor | Poor | Poor |
| **(30,100]** | Excellent | Excellent | Poor | Poor | Poor | Poor | Poor |

### Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

### Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

**↑ indicates the year-over-year change is a statistically significant increase.**
**↓ indicates the year-over-year change is a statistically significant decrease.**
**– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.**
**△ indicates that the change is statistically significant**

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Turnover:** A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

### Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

### Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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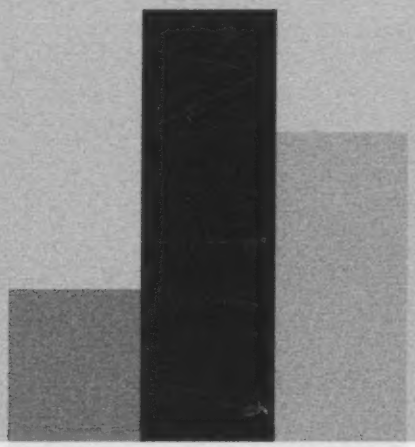

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